



Parish Briefing

13 July 2016

Local Plan Review

Parish / Town Council Engagement

Changing World

- No top down Regional Plan targets
- Weight / influence of national planning policy (NPPF)
- Push for development growth
- Planning system “lifting the burden” changes
- Housing need figures (objectively assessed need (OAN))
- Reduced countryside protection



Context



National Policy (NPPF)

- Councils should have an up to date Local Plan
- Should plan positively for development needs
- Lack of 5 year housing supply means local plan out of date
- Presumption in favour of NPPF policies

Local Need

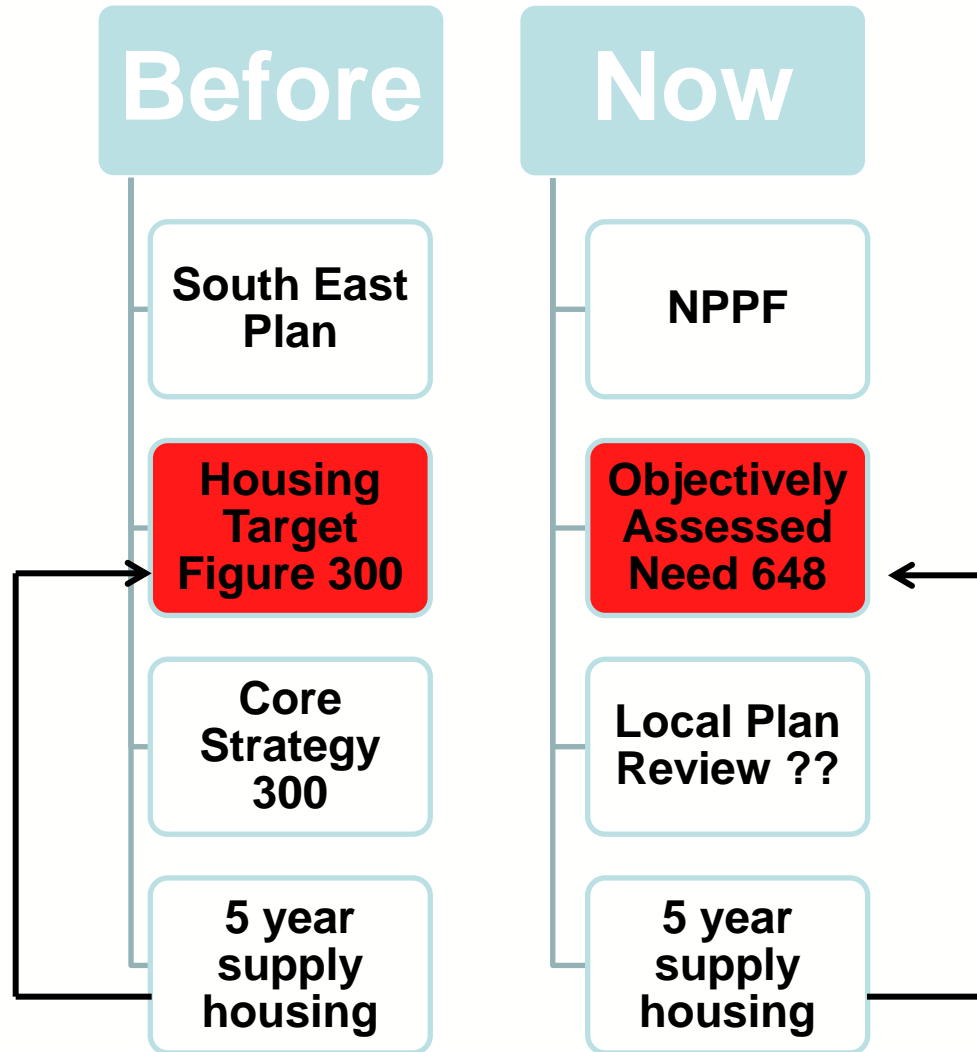
- Housing: 650 homes a year (2013 -2033)
- Economic: aspiration and evidence for growth
- Retail: support and growth of RTW Town Centre offer
- Providing Infrastructure

Challenges



- **Dealing with rate of planning changes**
 - Continuous policy and process changes
- **Responding to Government Growth Objective**
 - Delivering housing and business needs locally
- **Producing an up to date Local Plan**
 - A plan that will pass examination/challenge and in a timely fashion ie 2018
- **Avoiding planning by appeal**
 - Maintaining local decision making

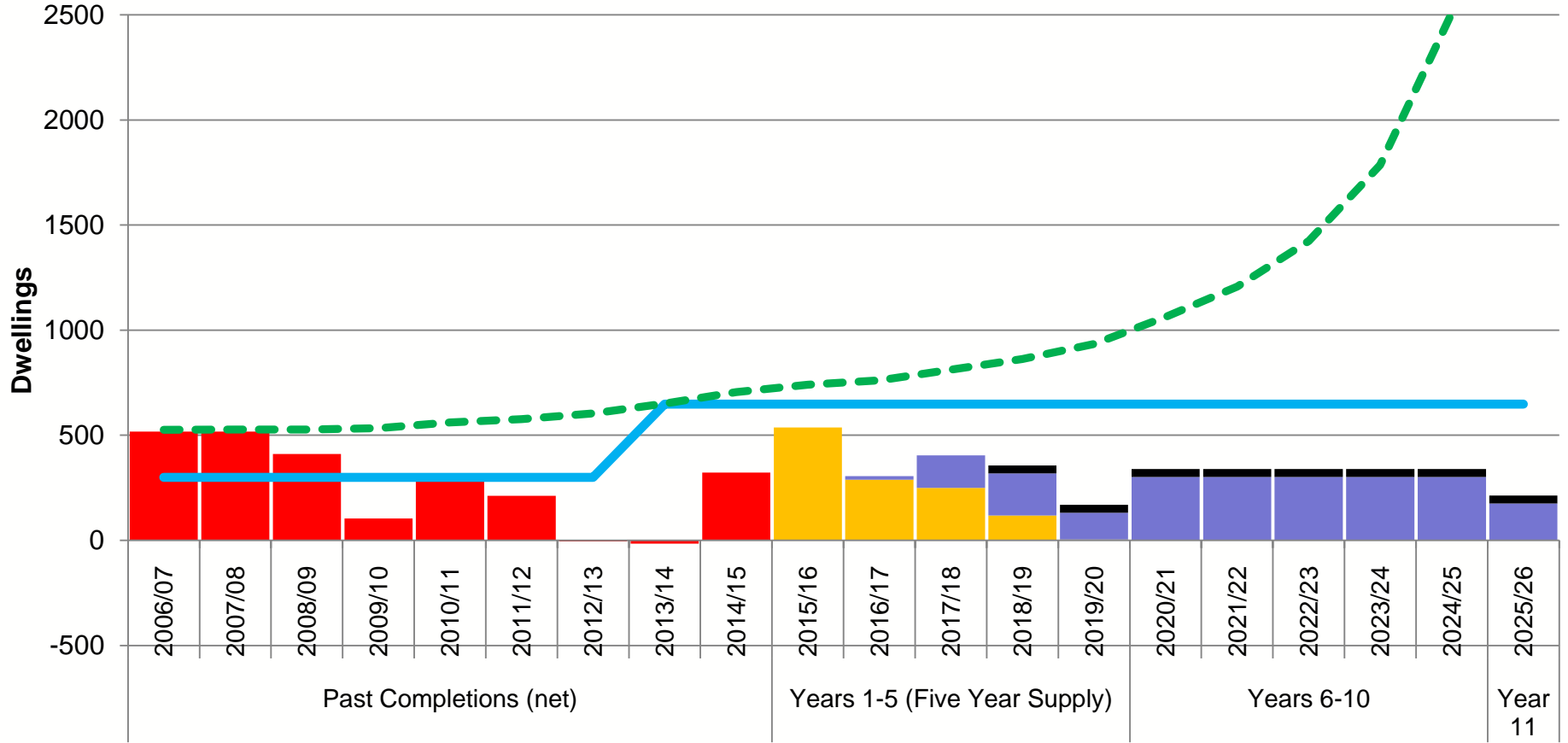
Changing World - Housing Targets & 5 year supply



Housing trajectory 2006 - 2026



- Windfalls
- Identified Sites
- Outstanding Planning Permissions
- Net Annual Completions (2006/07 to 2014/15)
- Annual Housing Target
- - - Annual Requirement Taking Account of Past and Projected Completions



Myths

- Don't have to provide for identified need
- **Government policy says you do**
- Development can happen elsewhere, i.e. Ashford and Maidstone
- **Government policy says you should meet own need**
- Localism: local objections will stop development
- **Appeals tell us otherwise**
- Neighbourhood Plans: are a plan to say No
- **Regulations make clear they can't just say no**
- No go areas: Green Belt and AONB
- **Appeals are being allowed in these areas**

Local Plan Review

Single Plan document 2013 - 2033/35

Vision - the sort of place we want the Borough to be

Strategy - what development, where and when

Allocations - sites to deliver the development and shape the borough

Policies - to guide and inform development, protect assets

Objective - a shorter, more concise plan (less policies/no duplication) prepared quicker

Evidence base

- **Strategic Housing Market Assessment** – establishes full objectively assessed housing need ('policy off')
- **Economic Needs Study** – establishes baseline and future needs and growth aspiration
- **Retail and Leisure Study** – full update of 2014 study
- **Settlement Role and Function Study** – to inform strategy options and settlement hierarchy
- **Landscape Assessments** – review of previous studies plus new information
- **Green Belt Study** – purpose and function assessment given NPPF test and developer challenge

Local Plan Review Timescales



Local Plan Review

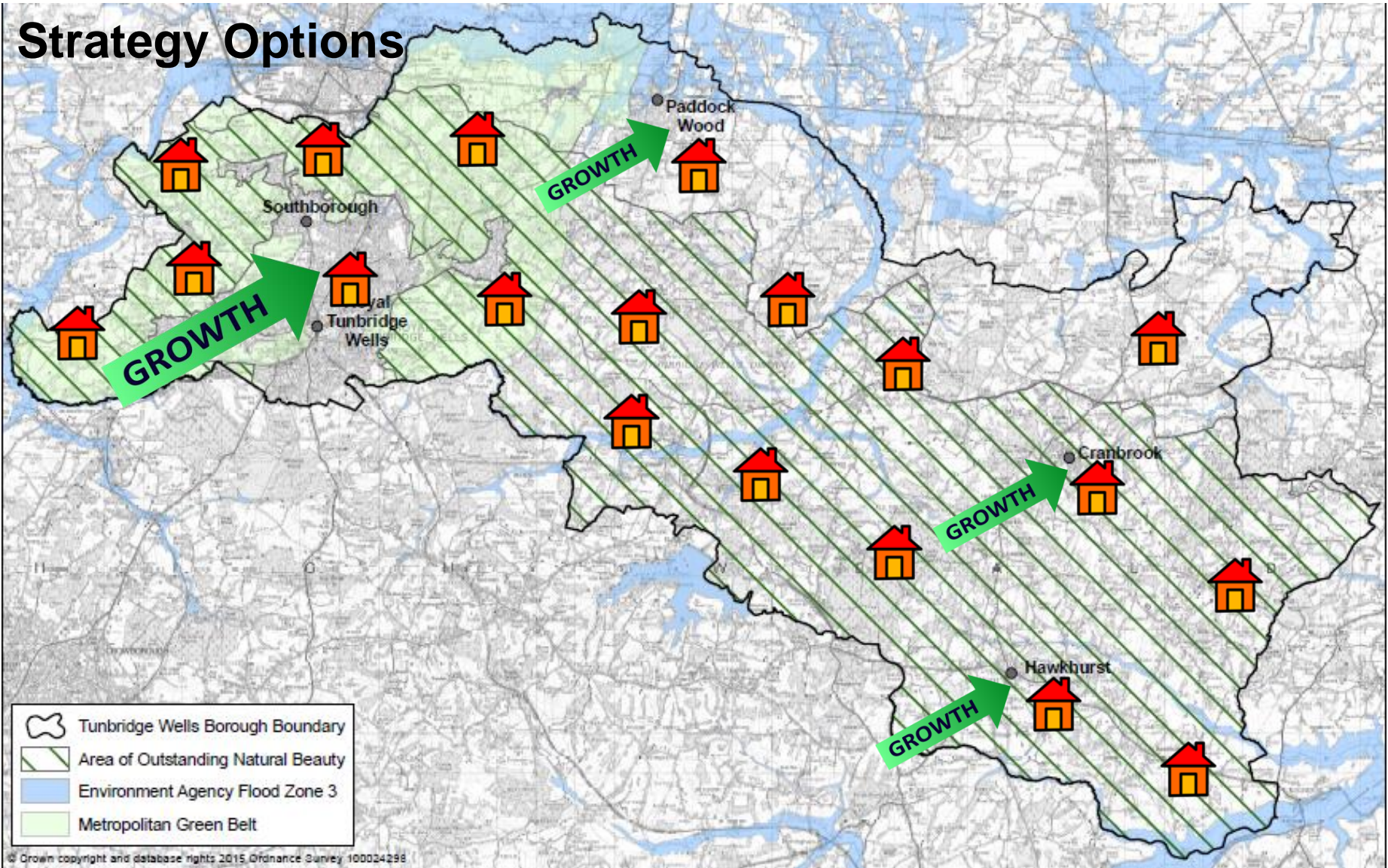
Vision - the sort of place we want the Borough to be

Strategy - what development, amount, where and when

Influences:

- Borough profile and character
- Councils aspirations
- Scale of growth: housing and business
- Planning considerations (flooding, special landscapes, heritage, Green Belt)
- Infrastructure

Strategy Options



CHOICES!

???????



Local Plan Review – Parish Engagement



Settlement Role and Function Study – not previously undertaken

- will examine roles and relative sustainability of settlements across the borough
- will influence emerging borough development strategy, hierarchy and options
- consideration of infrastructure: existing and required

Town and Parish Councils will feed into process

- **3 events between September and February 2017**

Local Plan Review



What next:

- Commission and carryout remaining key evidence studies to inform strategy options
- Clarify key issues to inform Strategy Issues / Options
- **Engagement with Parish/Town Council, Town Forum**
- Prepare draft Plan Issues and Options document for consultation in Spring 2017